

**Regular Meeting
Board of Zoning Appeals
June 7, 2006**

Vice Chairman Jim Blessinger called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Recording Secretary Kathy Pfister took roll call as follows:

Chairman Jerry Uebelhor	-Absent	Randy Mehringer	-Present
Vice Chairman Jim Blessinger	-Present	Bob Wright	-Present
Secretary Lloyd Martin	-Present	Bldg. Comm. Dave Seger	-Present
Bob Cook	-Present	Atty Sandy Hemmerlein	-Present

Secretary Martin arrived after approval of the minutes.

PLEDGE OF ALLEGIANCE

Vice Chairman Blessinger led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the May 3, 2006 Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. It was seconded by Bob Wright. Motion carried 4-0.

STATEMENT

Vice Chairman Blessinger read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of City of Jasper for a variance to allow community, commercial and civic activities in a Flood District.

Mayor William Schmitt was present on behalf of the City of Jasper to request a variance to utilize the proposed area for community, commercial and civic activities. The proposed area includes the Depot and adjacent properties between Jackson and Mill Streets, south of Third Street.

The purpose for the variance is to utilize the Depot area to enhance economic development mainly through tourism. Some of the activities would include, but not be limited to, a Farmer's Market, "Old Jasper Days" and art shows.

Mayor Schmitt said anyone requesting to use the proposed area would need to seek approval through Board of Public Works. This is mainly due to liability issues.

There were no remonstrators present. After some discussion, Bob Wright made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 5-0.

Bob Wright made a motion to grant a variance to allow community, commercial and civic activities in a Flood District, upon approval of the Board of Public Works. Secretary Martin seconded it. Motion carried 5-0.

Petition of Ryan Eckerle (as petitioner) and Leo and Lorena Eckerle (as owner) for a special exception to allow a Home Occupation (massage therapy business).

Ryan Eckerle was present to request a special exception to allow a massage therapy business at 1605 36th Street. Mr. Eckerle lives at the home, which is owned by Leo and Lorena Eckerle.

Mr. Eckerle presented a written explanation stating that his hours for business would be very flexible at first. There would be no appointments before 8:00 a.m. or after 8:00 p.m. and no appointments on Sundays. His clients would be by appointment only with no more than two present at one time.

There were no remonstrators present. After some discussion, Secretary Martin made a motion to close the public hearing. Bob Cook seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a special exception to allow a Home Occupation (massage therapy business) at 1605 36th Street. Bob Cook seconded it. Motion carried 5-0.

Petition of John and Rachel Merder for a variance from Section 16.02.140 (Height Regulations).

John and Rachel Merder were present to request a variance to build a garage on their property located 4650 W 300 N. The garage would measure 50 feet by 60 feet, with a height of 24 feet. Mr. Merder said he plans to utilize the garage as a shelter for his antique cars and personal storage.

There were no remonstrators present. After some discussion, Secretary Martin made a motion to close the public hearing. Bob Cook seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance to build a garage not to exceed 24 feet in height. Randy Mehringer seconded it. Motion carried 5-0.

Petition of Philips Edison Company for a variance from Section 16.03.060 (Limitation on Signs).

Brenda Owens, of Sign Crafters, Inc., was present on behalf of Philips Edison Company to request a variance to replace the face of the sign at Jasper Manor, which is located along Highway 162.

The square-footage of the sign would increase from 528 square feet to 544 square feet. The height of the sign would increase 10 inches. Ms. Owens said the new face of the sign would allow a space for each tenant in the shopping center.

There were no remonstrators present. After some discussion, Bob Wright made a motion to close the public hearing. Bob Cook seconded it. Motion carried 5-0.

Bob Wright made a motion to grant a variance from Section 16.03.060, allowing the signage area to be no greater than 544 square feet and the height not to be raised any higher than one foot. Secretary Martin seconded it. Motion carried 5-0.

Petition of Kurt Lorey for a variance from Section 16.02.140 (Height Regulations).

Kurt Lorey was present to request a variance to build a garage on his property located at 1290 N. Hayland Drive. The three-car garage would measure 21 feet height and be constructed of brick to match the house.

There were no remonstrators present. After some discussion, Bob Cook made a motion to close the public hearing. Secretary Martin seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance to build a three-car garage, with a height not to exceed 21 feet. Randy Mehringer seconded it. Motion carried 5-0.

Petition of New Vision Development LLC for a variance to build within one foot of each of the front yards.

Rick Peyton, Dr. Nancy Otte and Dr. Tom Buechler were present on behalf of New Vision Development LLC to request a variance to build within one foot of each of the front yards at 501 Clay Street. The proposed property is the former office of Drs. Tom and Francis Gootee.

Drs. Otte and Buechler recently purchased the building and intend to move their ophthalmology practices to the proposed location following some remodeling. Plans are to add a two-foot overhang around the building for additional storage above the office area.

There were no remonstrators present. After some discussion, Randy Mehringer made a motion to close the public hearing. Bob Wright seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a variance (at 501 Clay Street), to build within one foot of the front yard on 5th Street and within one foot of the front yard on Clay Street. Bob Wright seconded it. Motion carried 5-0.

With no further discussion, Bob Cook made a motion to adjourn the meeting. Randy Mehringer seconded it. The motion carried 5-0, and the meeting was adjourned at 7:16 p.m.

Jerry Uebelhor, Chairman

Lloyd Martin, Secretary

Kathy M. Pfister, Recording Secretary